

# Texas Department of Housing and Community Affairs



**Thursday, July 25, 2024**

**10:00 AM**

**Greer Building, Williamson Board Room  
125 E. 11th Street  
Austin, TX 78701**

## **Governing Board**

*Leo Vasquez III, Chair  
Kenny Marchant, Vice-Chair  
Ajay Thomas, Member  
Anna Maria Farias, Member  
Holland Harper, Member  
Cindy Conroy, Member*

**CALL TO ORDER****ROLL CALL****CERTIFICATION OF QUORUM**

**Pledge of Allegiance - I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.**

**Texas Allegiance - Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.**

**CONSENT AGENDA**

Items on the Consent Agenda may be removed at the request of any Board member and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion or approval at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Tex. Gov't Code, Texas Open Meetings Act. Action may be taken on any item on this agenda, regardless of how designated.

**EXECUTIVE**

1. Presentation, discussion, and possible action on the Board meeting minutes summary for June 13, 2024 Beau Eccles

**INTERNAL AUDIT**

2. Presentation, Discussion, and Possible Action on the 2024 Internal Audit Charter Mark Scott

**POLICY & PUBLIC AFFAIRS**

3. TDHCA Annual Performance Measure Report - Third Quarter, 2024 Michael Lyttle

**RULES**

4. Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 1, §1.21, Action by Department if Outstanding Balances Exist; an order adopting new 10 TAC Chapter 1, §1.21, Action by Department if Outstanding Balances Exist; and directing their publication in the Texas Register Brooke Boston

**MULTIFAMILY BOND**

5. Presentation, discussion, and possible action on Inducement Resolution No. 24-024 for Multifamily Housing Revenue Bonds or Notes regarding authorization for filing applications to be added to the Department's Waiting List for private activity bond authority for 600 Building Teresa Morales

**CONSENT AGENDA REPORT ITEMS**

- |    |   |                |
|----|---|----------------|
| 6. | Media Analysis and Outreach Report, June 2024   | Michael Lyttle |
| 7. | Report on TDHCA One-Time or Temporary Allocations - Pandemic Response and Other Initiatives | Brooke Boston  |

**ACTION ITEMS**

Executive Session: the Chair may call an Executive Session at this point in the agenda in accordance with the below-cited provisions

**EXECUTIVE**

- |    |                             |                 |
|----|-----------------------------|-----------------|
| 8. | Executive Director's Report | Bobby Wilkinson |
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**BOND FINANCE**

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| 9. | Report on the closing of the Department's Residential Mortgage Revenue Bonds 2024 Series C (Tax-Exempt) and Series D (Taxable) | Scott Fletcher |
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**MULTIFAMILY BOND**

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| 10. | Presentation, discussion, and possible action regarding a waiver of 10 TAC §11.101(a)(1) of the Qualified Allocation Plan (QAP), related to the Development Floodplain requirements for Hollister Apartments in Dickinson, Galveston County. | Teresa Morales |
| 11. | Presentation, discussion, and possible action on an appeal for Solano Apartments (#24457)  | Teresa Morales |

**ASSET MANAGEMENT**

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|-----|---|------------------|
| 12. | Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Lost Oaks (HTC #23209) | Rosalio Banuelos |
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**RULES**

- |     |   |                   |
|-----|---|-------------------|
| 13. | Presentation, discussion, and possible action on an order proposing amendments to 10 Texas Administrative Code Chapter 10, Uniform Multifamily Rules, Subchapter I, Public Facility Corporation Compliance Monitoring §1.1103 Reporting Requirements and directing its publication for public comment in the Texas Register | Wendy Quackenbush |
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**MULTIFAMILY FINANCE**

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| <b>14.</b> | Presentation, discussion, and possible action confirming obligations for those properties recommended for an award of competitive low income housing tax credits that sought and were awarded one point for committing at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness under 10 TAC §11.9(c)(6) related to Residents with Special Housing Needs | Cody Campbell   |
| <b>15.</b> | Presentation, discussion, and possible action on an extension of the development period for Eastern Oaks   | Connor Jones    |
| <b>16.</b> | Presentation, discussion, and possible action on an approval of a loan of National Housing Trust Fund to Robinhood Terrace Apartments  | Connor Jones    |
| <b>17.</b> | Presentation, discussion, and possible action regarding a waiver of 10 TAC §13.8(b)(4) of the 2022 Multifamily Direct Loan rule for Rio Manor  | Connor Jones    |
| <b>18.</b> | Presentation, discussion, and possible action on a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Celebration Paris  | Josh Goldberger |
| <b>19.</b> | Presentation, discussion, and possible action regarding appeals related to the 2024 9% Housing Tax Credit Round  | Cody Campbell   |
| <b>20.</b> | Presentation, discussion, and possible action regarding awards to 2024 9% Competitive Housing Tax Credit Applicants and approval of the waiting list for the 2024 Competitive Housing Tax Credit Application Round   | Cody Campbell   |

#### **PUBLIC COMMENT ON MATTERS OTHER THAN ITEMS FOR WHICH THERE WERE POSTED AGENDA ITEMS**

The Board may go into Executive Session Pursuant to Tex. Gov't Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

Pursuant to Tex. Gov't Code §551.071(1) to seek the advice of its attorney about pending or contemplated litigation or a settlement offer;

Pursuant to Tex. Gov't Code §551.071(2) for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't Code Chapter 551; including seeking legal advice in connection with a posted agenda item;

Pursuant to Tex. Gov't Code §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person; and/or

Pursuant to Tex. Gov't Code §2306.039(c) the Department's internal auditor, fraud prevention coordinator or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.

**OPEN SESSION**

If there is an Executive Session, the Board will reconvene in Open Session. Except as specifically authorized by applicable law, the Board may not take any actions in Executive Session.

**ADJOURN**

To access this agenda and details on each agenda item in the board book, please visit our website at [www.tdhca.texas.gov](http://www.tdhca.texas.gov) or contact Michael Lyttle, 512-475-4542, TDHCA, 221 East 11th Street, Austin, Texas 78701, and request the information. If you would like to follow actions taken by the Governing Board during this meeting, please follow TDHCA account (@tdhca) on X (Twitter).

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Nancy Dennis, at 512-475-3959 or Relay Texas at 1-800-735-2989, at least five days before the meeting so that appropriate arrangements can be made. Non-English speaking individuals who require interpreters for this meeting should contact Danielle Leath, 512-475-4606, at least five days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Danielle Leath, al siguiente número 512-475-4606 por lo menos cinco días antes de la junta para hacer los preparativos apropiados.

There is not a remote online or telephone option for public participation in this meeting, so those wishing to make public comment during the meeting must appear in person. This meeting will, however, be streamed online for public viewing.